

CITY OF SAN ANTONIO

Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

January 15, 2002
Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss the River Overlay Ordinance and zoning case recommendations for January 15, 2002, at 11:00 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of December 18, 2001 minutes.
7. Election of Officers.
8. Z2001142 Kaufman & Associates, 5197 Loop 1604 N. (*City Council 8*)
9. Z2001207 Hausman 18 Joint Venture, 7500 Hausman Road. (*City Council 8*)
10. Z2002009 Noah’s C. P. Inc., Thousand Oaks Drive. (*City Council 9*)
11. Z2001264 Ford Engineering, Inc., 15838 San Pedro. (*City Council 9*)
12. Z2001229 Southton Ranch, Ltd., 13334 Southton Road. (*City Council 3*)
13. Z2001237 S Brundage Management, Loop 1604 and North of New Guilbeau Road. (*City Council 8*)
14. Z2001247 Gilbert Bazan, 2119 IH 35 North. (*City Council 2*)

15. Z2001256 Phil Garay, 5702 S. Zarzamora Street. *(City Council 4)*
16. Z2001261 Earl D. Poe, 226 Rhapsody Drive E. *(City Council 9)*
17. Z2001266 Rudolfo Vasquez, 1002 W. Pyron Avenue. *(City Council 4)*
18. Z2002001 City of San Antonio – HPO (Ann Benson McGlone), 723 Donaldson Avenue. *(City Council 7)*
19. Z2002002 City of San Antonio – HPO (Ann Benson McGlone), 2914 Pleasanton Road. *(City Council 3)*
20. Z2002003 City of San Antonio – HPO (Ann Benson McGlone), 1108 N. Flores Street. *(City Council 1)*
21. Z2002004 American Tower Corporation, 5410 Pecan Springs Road. *(City Council 8)*
22. Z2002005 R. R. “Rob” Burchfield, 1700 South Hamilton Street. *(City Council 5)*
23. Z2002006 Amrit Kaur Khalsa, 1607 W. Lawndale Drive. *(City Council 9)*
24. Z2002007 James B. Manley, 23750 IH 10 West. *(City Council 8)*
25. Z2002010 National Convenience Stores, Inc., 7125 Gibbs Sprawl. *(City Council 2)*
26. Z2002011 DFGG of Texas, Ltd., Potranco Road & Hunt Lane. *(City Council 4)*
27. Z2002013 Paul Denham, Old Tezel Road. *(City Council 7)*
28. Z2002014 City of San Antonio, 1605 Somerset Road. *(City Council 4)*

29. **4:00 PM
Public
Hearing**

The following three items relative to the new Unified Development Code will be presented for consideration of the Zoning Commission

- Item 1. Amendment of the zoning conversion matrix to provide for a three-year period in which a landowner may establish a use granted to properties currently under a 1938 zoning district classification.
- Item 2. Amendment of Article III of the UDC to provide for a new zoning district to be designated as "C-2P" for the promotion of pedestrian friendly development and setting maximum front building setbacks for "C-2P" properties as 35 feet from the front property line and eliminating maximum front building setback for "C-2" districts.
- Item 3. Amendment of Article IV to provide for the inclusion of yards as credit toward the required 35% open space within planned unit

development districts.

30. Public Hearing and Consideration on the River Overlay District Ordinance.
31. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
32. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2001142

Date: January 15, 2002

Continued from September 4 and 18, October 16 and
December 18, 2001

Council District: 8

Ferguson Map: 514 D4

Case Manager : David Arciniega 207-5876

Applicant Name:

Kaufman and Associates

Owner Name:

Charles C. Schoenfeld

Zoning Request: From Temporary "R-1 ERZD" Single-Family Residence Edwards Recharge Zone District to "B-3 ERZD CC SUP" Business Edwards Recharge Zone District with City Council approval and a Special Use Permit for a Concrete Products Manufacturing.

Property Location: P-1 NCB 14853

5197 Loop 1604 N

Being 5.32 acres of land out of NCB 14853

Property is located the west side of the Railroad tracks, north of FM 1604, East of IH 10 West

Proposal: To allow concrete product manufacturing over the Edwards Recharge Zone District.

Neighborhood Association: None

Traffic Impact Statement: Temporary "R-1" Single-Family Residence District is exempt from the traffic impact analysis. A traffic impact analysis may be required at a later date.

Staff Recommendation:

Approval.

The proposed "B-3 ERZD CC SUP" Business Edwards Recharge Zone District with City Council approval with a Special Use Permit to allow concrete product manufacturing would be appropriate in relation to the current land uses that surround the subject property, which include vacant land and existing quarries.

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001207

Date: January 15, 2002

Continued from October 2, 16 and December 18, 2001

Council District: 8

Ferguson Map: 513 E8

Case Manager : David Arciniega 207-5876

Applicant Name:

Hausman 18 Joint Venture

Owner Name:

Hausman 18 Joint Venture

Zoning Request: From "B-2" ERZD Business Edwards Recharge Zone District and "B-2 NA" ERZD Business Non Alcoholic Sales Edwards Recharge Zone District to "RM-4" PUD ERZD Residential Mixed Planned Unit Development Edwards Recharge Zone District.

Property Location: P-5A NCB 14865
7500 Hausman Rd.
7500 Hausman

Proposal: Single family homes

Neighborhood Association: College Park Neighborhood

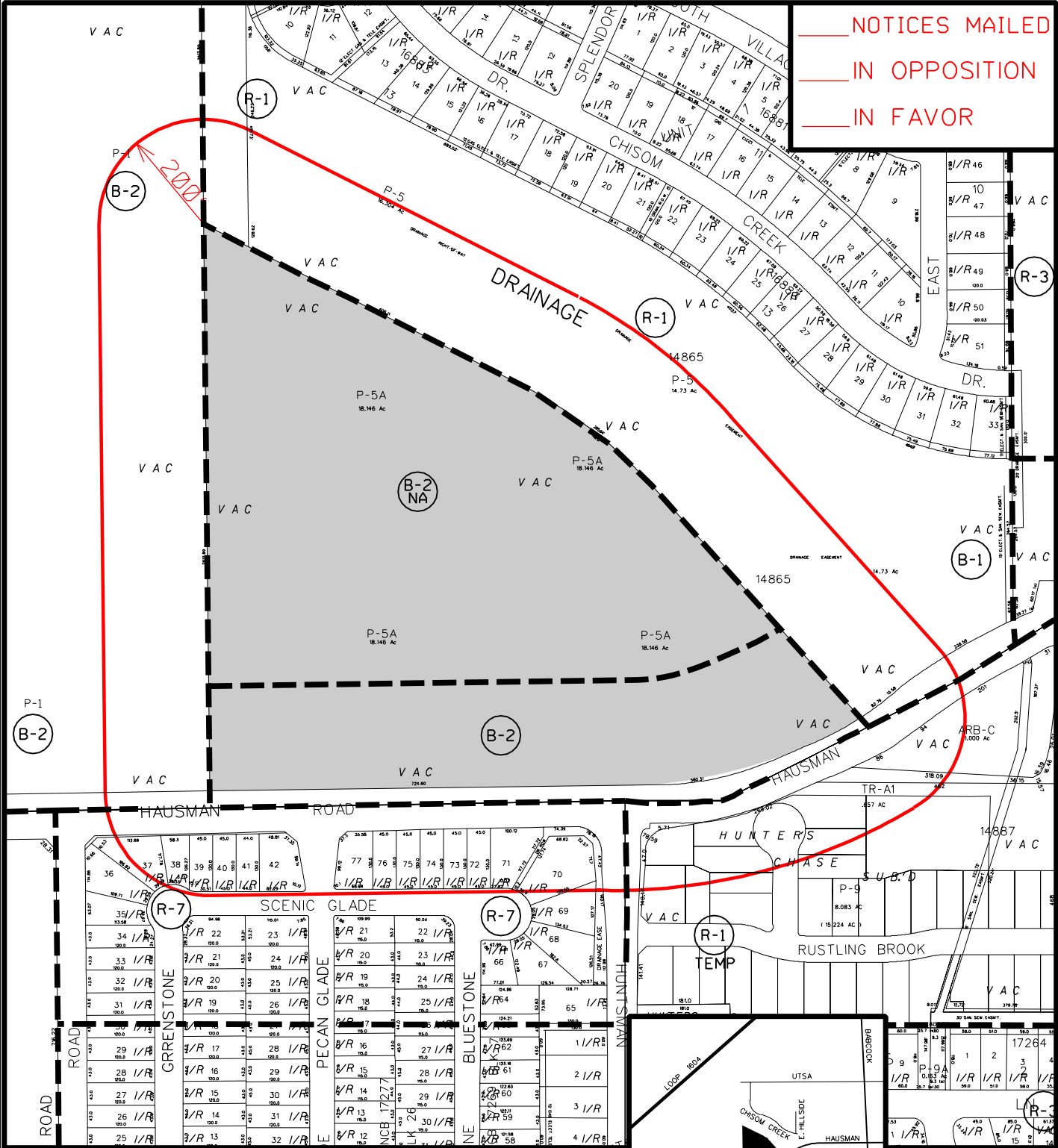
Traffic Impact Statement: A traffic impact analysis was not required.

Staff Recommendation:

Approval.

The subject property is currently vacant and has "R-1 ERZD" zoning to the north, and "R-7 ERZD" zoning to the south. " RM-4 PUD ERZD" will provide a downzoning from "B-2 ERZD" and "B-2 NA ERZD". "RM-4 PUD ERZD" is appropriate at this location and is consistent with the surrounding zoning and land uses. The proposed development must meet the PUD requirements and get approval by the Planning Commission.

____NOTICES MAILED
____IN OPPOSITION
____IN FAVOR



ZONING CASE Z2001-207

CITY COUNCIL DISTRICT NO: 8

REQUESTED ZONING CHANGE

FROM "B-2 ERZD", "B-2NA ERZD" TO "RM-4" PUD
DATE DEC. 18, 2001 (PUD) "ERZD"

DATE DEC. 18, 2001

(PUD) "ERZD"

SCALE 1" = 250'

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS



NORTH

0.513

CASE NO: Z2002009

Date: January 15, 2002

Council District: 9

Ferguson Map: 517 B4

Case Manager : David Arciniega 207-5876

Applicant Name:

Noah's C.P. Inc.

Owner Name:

Fred Tips Jr. Family L/TR

Zoning Request: From "B-2 ERZD" Business Edwards Recharge Zone District and "B-3 ERZD" Business Edwards Recharge Zone District to "C-3 S ERZD" Commercial Edwards Recharge Zone District with a Special Use Permit for a Mini-Storage facility on a site of 4.613 acres.

Property Location: 4.613 acres out lots 8, 10 and 11, Block 1, NCB 16481
Thousand Oaks Drive

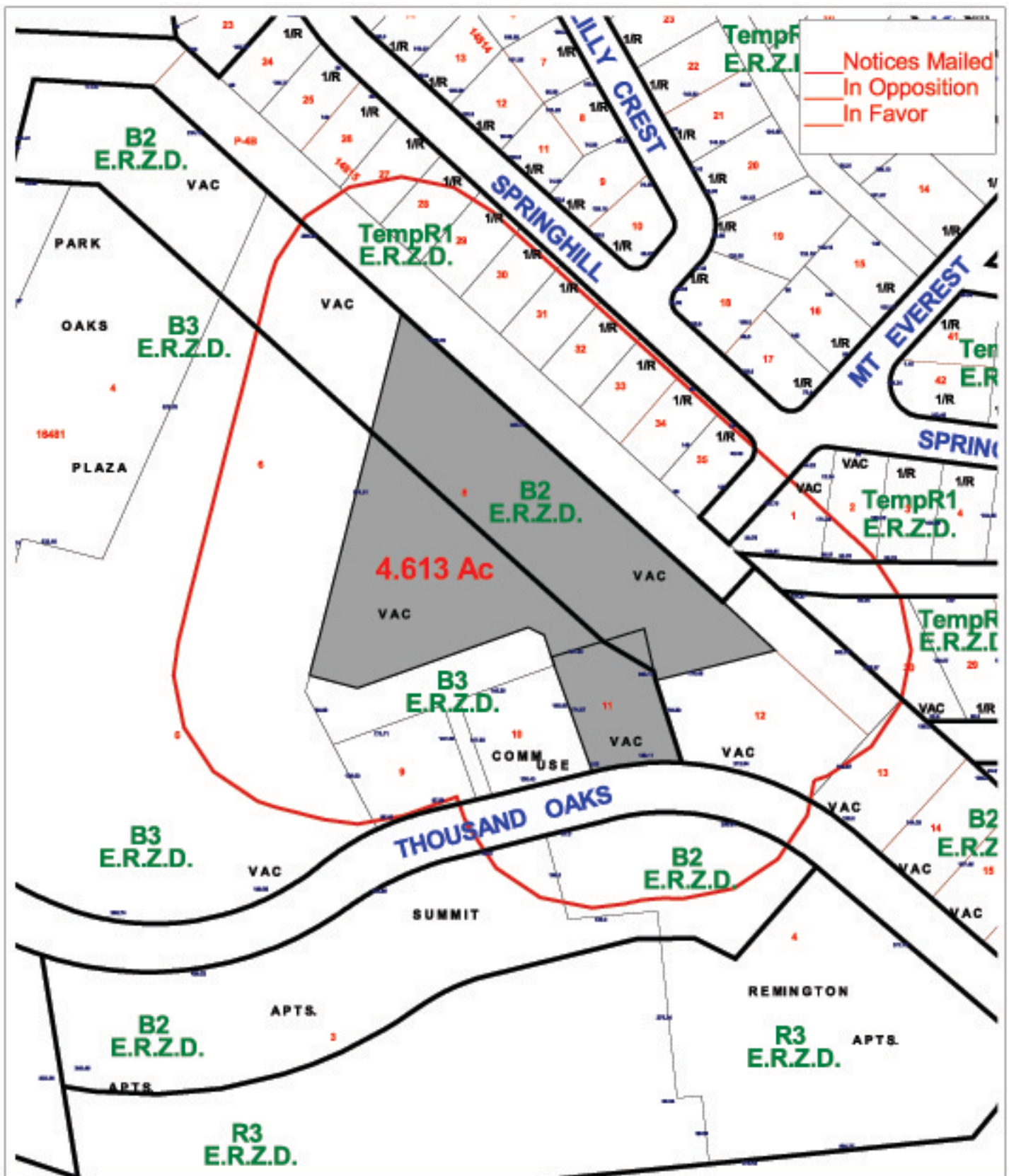
Proposal: Mini-warehouse on a site of 4.613 acres

Neighborhood Association: Kentwood Manor NA

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is currently zoned "B-2 ERZD" and "B-3 ERZD". The subject property is adjacent to "B-2 ERZD" zoning the the west and "B-3 ERZD" zoning to the south and west. The proposed zoning will allow a mini-storage on the subject property with an acreage of 4.613. A 60' ft. power line easement that is zoned Temp "R-1 ERZD" will buffer between the existing residential subdivision to the north and the proposed mini-storage. As a condition of the special use permit, lighting shall be directed so as not to offend the nearby residences.



Notices Mailed
In Opposition
In Favor

ZONING CASE: Z2002-009

City Council District NO. 9

Requested Zoning Change

From: "B-2,B-3,(C-3)ERZD" To: "B-3,CC(C-3,CC)S ERZD"

Date: Jan. 15, 2002

Scale: 1" = 200"

Subject Property

200' Notification

C:\Jan_15_2002_1



T-10



CASE NO: Z2001264

Date: January 15, 2002

Council District: 9

Ferguson Map: 517 A6

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Ford Engineering, Inc.

Owner Name:

Tim Fisher

Zoning Request: From "O-1 ERZD" Office Edwards Recharge Zone District to "C-3 R EZRD" Commercial Restricted Edwards Recharge Zone District.

Property Location: Lot P-6, NCB 15674
15838 San Pedro

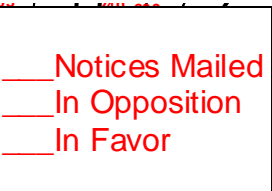
Proposal: Baseball training facility (Batting Cages & Practice Fields)

Neighborhood Association: Shady Oaks Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. Subject property abuts residential zones to the north, east and south. The City of San Antonio Master Plan call for (in existing neighborhoods) zoning vacant property to encourage development "that is compatible in use and intensity with the existing neighborhood." A "C-3" use is incompatible with the existing residential uses directly adjacent to the subject property. The "C-3" Commercial District is encouraged at the intersection of major thoroughfares and freeways.



City Council District NO. 9
Requested Zoning Change
From: "0-1 ERZD" To: "C-3R ERZD"
Date: January 15, 2002
Scale: 1" = 200"

 200' Notification

[illegible]

CASE NO: Z2001229

Date: January 15, 2002

Continued from October 16, November 6, and December 4, 2001

Council District: 3

Ferguson Map: 718 E 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Southton Ranch, Ltd.

Owner Name:

Southton Ranch, Ltd.

Zoning Request: From "RA" Residence - Agriculture District to "RM 4" Residential Mixed District (96.224 acres) and "MF 25" Multi-Family District (20.647 acres).

Property Location: 116.871 acre tract of land out of NCB 16624
13334 Southton Rd

Proposal: Single family and multiple family uses

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis Level 2 was required and completed by the applicant.

Staff Recommendation:

Approval. The subject property is a large vacant tract of land with residential zoning to the west and east. Properties north and south of the subject property are in Bexar County. Multi-family and single family development at this location would provide new affordable housing designed to serve the area and for future development.

___ NOTICES MAILED
___ IN OPPOSITION
___ IN FAVOR

PROP. MF-25
20.647 AC
VACANT

PROP. RM-4
96.224 AC

O.C.L.
MICKY ROAD
SOUTH TOWN SUBD. ROAD
VACANT
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DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001237 S

Date: January 15, 2002

Continuance from November 6, 2001; November 20, 2001; December 4, 2001; December 18, 2001

Council District: 8

Ferguson Map: 546 E5

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Brundage Management

Owner Name:

Thomas O. Brundage

Zoning Request: From "B-3 R" Restrictive Business District to "C-3 S" Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres.

Property Location: 3.134 of NCB 18103
Loop 1604 and north of New Guilbeau Rd

Proposal: Mini-storage

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial of requested and approval of "C-3 R S" Restrictive Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres. This site falls within the Northwest Community Plan. The Land Use Plan designates this area as residential (reference Land Use Map, page 3). However the subject property is currently zoned for business use. Mini-storage is permitted in "C-3" with an acreage of equal or less than 2.5 acres. The subject property is 3.134 acres. Drainage easement to the east will act as a buffer between the existing residential uses and the proposed commercial use.

CASE NO: Z2001247

Date: January 15, 2002

Continued from November 20, 2001 and December 18, 2001

Council District: 2

Ferguson Map: 617 C-3

Case Manager : John Jacks 207-7206

Applicant Name:

Gilbert Bazan

Owner Name:

Gilbert Bazan

Zoning Request: From "D(H)" Historic Apartment District to "C-1 IDZ (H)" Historic Commercial Infill Development District.

Property Location: Lot 6, Block 6, NCB 1274

2119 IH 35 North

Property is located at the corner of Roger Street and IH 35 North

Proposal: Proposed restaurant

Neighborhood Association: Government Hill Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval This site falls within the Government Hill Neighborhood Plan. The Land Use Plan designates this area as medium density residential. However, the property has unique characteristics that deem it appropriate for "C-1" zoning. The property is within the New Braunfels Street / IH 35 commercial node and fronts on IH 35 with an on-ramp. The proposed zoning offers an acceptable transition between the heavy commercial zoning to the east and the residential zoning to the west. The property is not desirable for residential use.

CASE NO: Z2001256

Date: January 15, 2002

Continuance from December 4 and December 18, 2001

Council District: 4

Ferguson Map: 649 F5

Case Manager : Brandon Ross 207-7442

Applicant Name:

Phil Garay

Owner Name:

Jesse Maldonado

Zoning Request: From "B" Residence District to "C-3 NA" Commercial District Nonalcoholic Sales.

Property Location: Lot 3 thru 5 & West 10' of lot 6 & East 20' of lot 2, Block 57, NCB 7960

5702 S. Zarzamora Street

Southeast corner of Zarzamora Street and Fitch Avenue

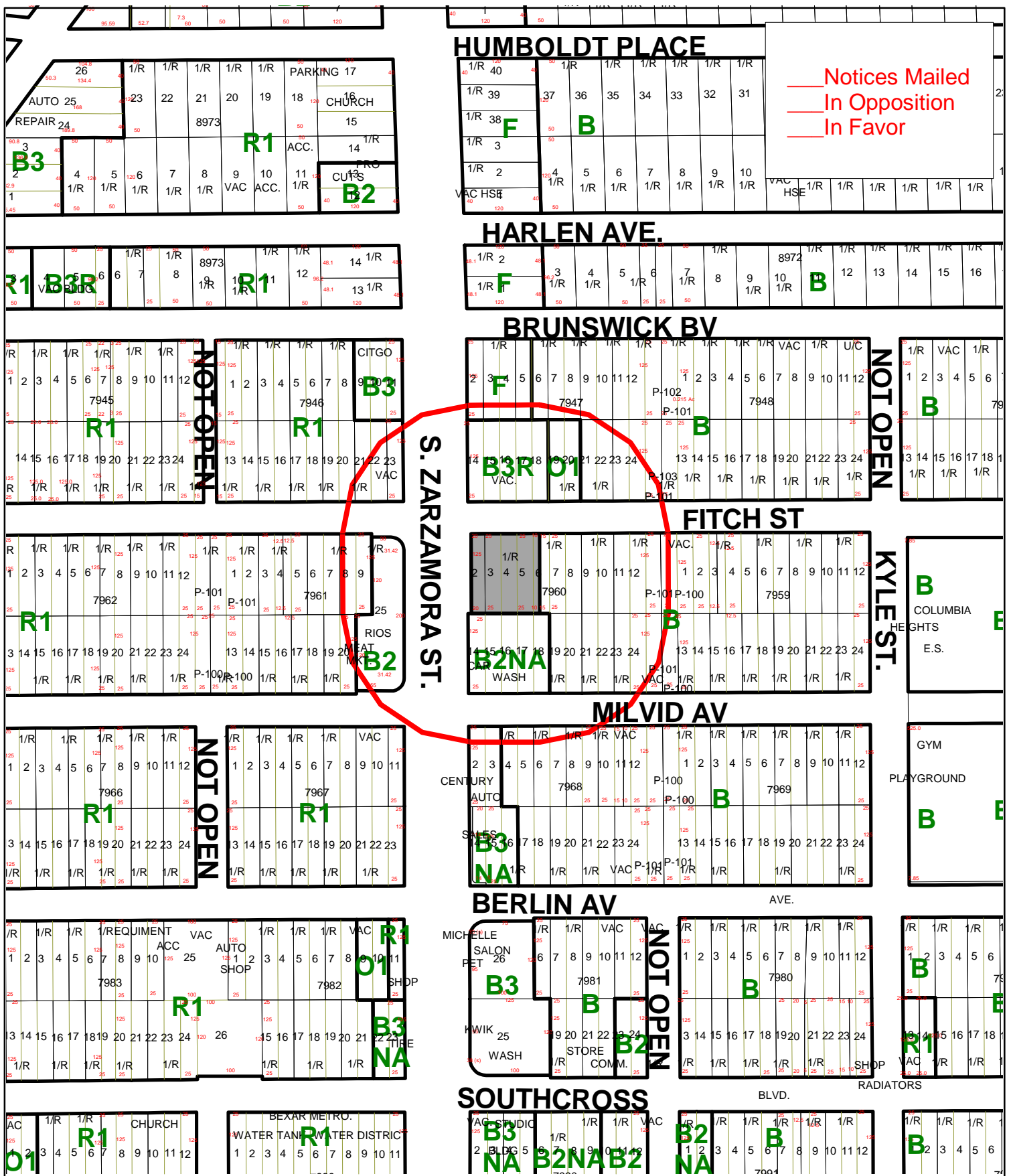
Proposal: To allow the property to be a used car sales lot

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. "C-3" Commercial uses (including the proposed use) are incompatible with the existing residential uses directly adjacent to and across from the subject property. Such commercial uses should be confined to areas that will not adversely affect the quality of life in residential districts. Furthermore, the City of San Antonio Master Plan calls for zoning vacant property (in existing neighborhoods) to encourage development "that is compatible in use and intensity with the existing neighborhood". "C-3" Commercial zoning districts should be located at the intersection of two arterial or larger capacity thoroughfares.



Zoning Case: Z2001-256

City Council District No: 4

From : "B" To: "C-3NA"

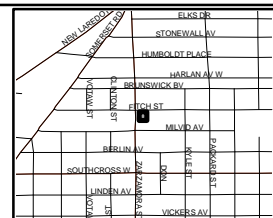
Date: DECEMBER 18, 2001

Scale: 1"=200'

Location: J:\Drafting\Zoning\Projects\Dec\Dec_4_2001_CB2.apr

Subject Property

200' Notification



T 19

CASE NO: Z2001261

Date: January 15, 2002

Continuance from December 4 and December 18, 2001

Council District: 9

Ferguson Map: 550 E-4

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Earl D. Poe

Owner Name:

Earl D. Poe

Zoning Request: From "F" Local Retail District to "I-1" General Industrial District.

Property Location: Lot 17 Block 2 NCB 13198

226 Rhapsody Drive E

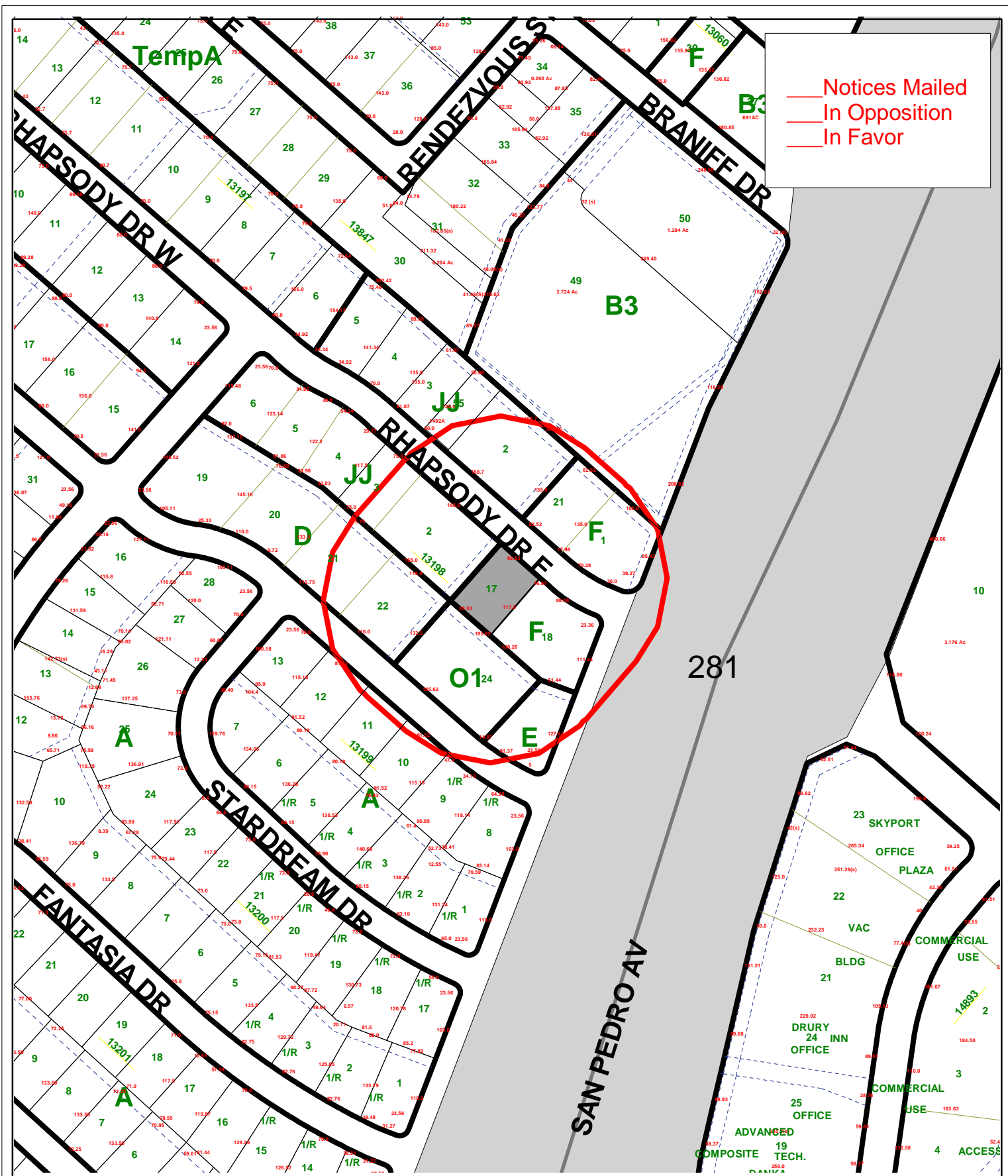
Proposal: Requesting a zoning change to conform with area uses.

Neighborhood Association: Greater Harmony Hills Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Subject property is adjacent to "JJ" Commercial District to the northwest. The existing "O-1" to the southwest will act as a transition between the "I-1" and the existing residential development. "I-1" is compatible with the character of the area. The property is within the 65 DNL noise contours, which are considered significant by the Federal Aviation Administration. The Aviation Department does not oppose the development of a warehouse complex in this area; this type of development meets the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.



Zoning Case: Z2001-261

City Council District No: 9

From : "F" To: "I-1"

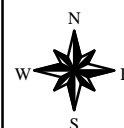
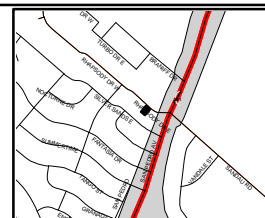
Date: JANUARY 15, 2002

Scale: 1"=200'

Location: J:\Drafting\Zoning\Projects\Dec\Dec_4_2001_CB2.apr.

Subject Property

200' Notification



T 9

CASE NO: Z2001266

Date: January 15, 2002

Continuance from December 18, 2001

Council District: 4

Ferguson Map: 650 B6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Rudolfo Vasquez

Owner Name:

Rudolfo Vasquez

Zoning Request: From "B-1" Business District to "C-3" Commercial District.

Property Location: Lots 1 & 2, NCB 7850

1002 W. Pyron Avenue

The property is located at the southwest corner of Commercial Avenue and Pyron Avenue.

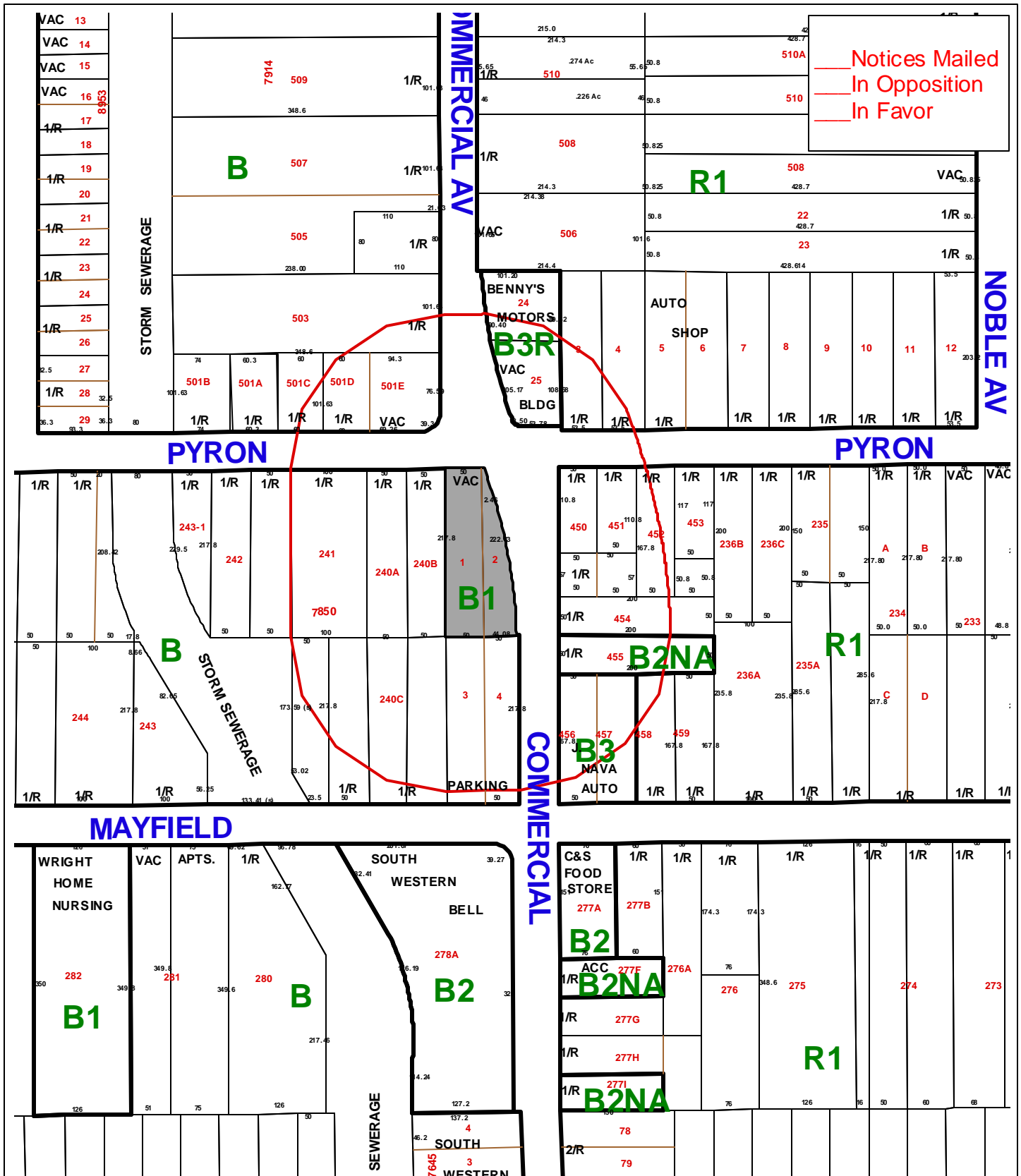
Proposal: Used auto sales and repair

Neighborhood Association: Partnerships in Action Throughout Harlandale (P.A.T.H.)

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. "C-3" zoning and uses should be located at the intersection of freeways and major arterial streets. Single family development exists to the east and west of the subject property. The South Central San Antonio Community Plan recommends residential use at this location.

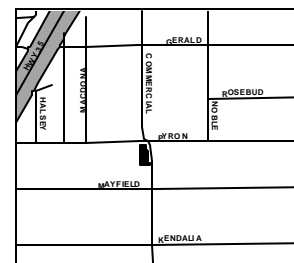


ZONING CASE: Z2001-266

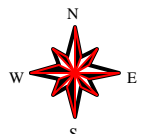
City Council District NO. 4
 Requested Zoning Change
 From: "B-1" To: "C-3"
 Date: January 15, 2002
 Scale: 1" = 200"



C:\dec_18_2001_1a



T- 19



CASE NO: Z2002001

Date: January 15, 2002

Council District: 7

Ferguson Map: 581 E7

Case Manager : Fred Kaiser 207-7942

Applicant Name:

City of San Antonio - HPO (Ann Benson
McGlone)

Owner Name:

San Antonio Independent School District

Zoning Request: From "R-1 (H)" Single-Family Residence Historic District to "R-1 (HE H)" Single-Family Residence Historic, Exceptional Interiors, Historic District.

Property Location: Lot 21, Blk 8, NCB 6758
723 Donaldson Avenue
Northeast corner of Donaldson Avenue and Wilson Blvd.

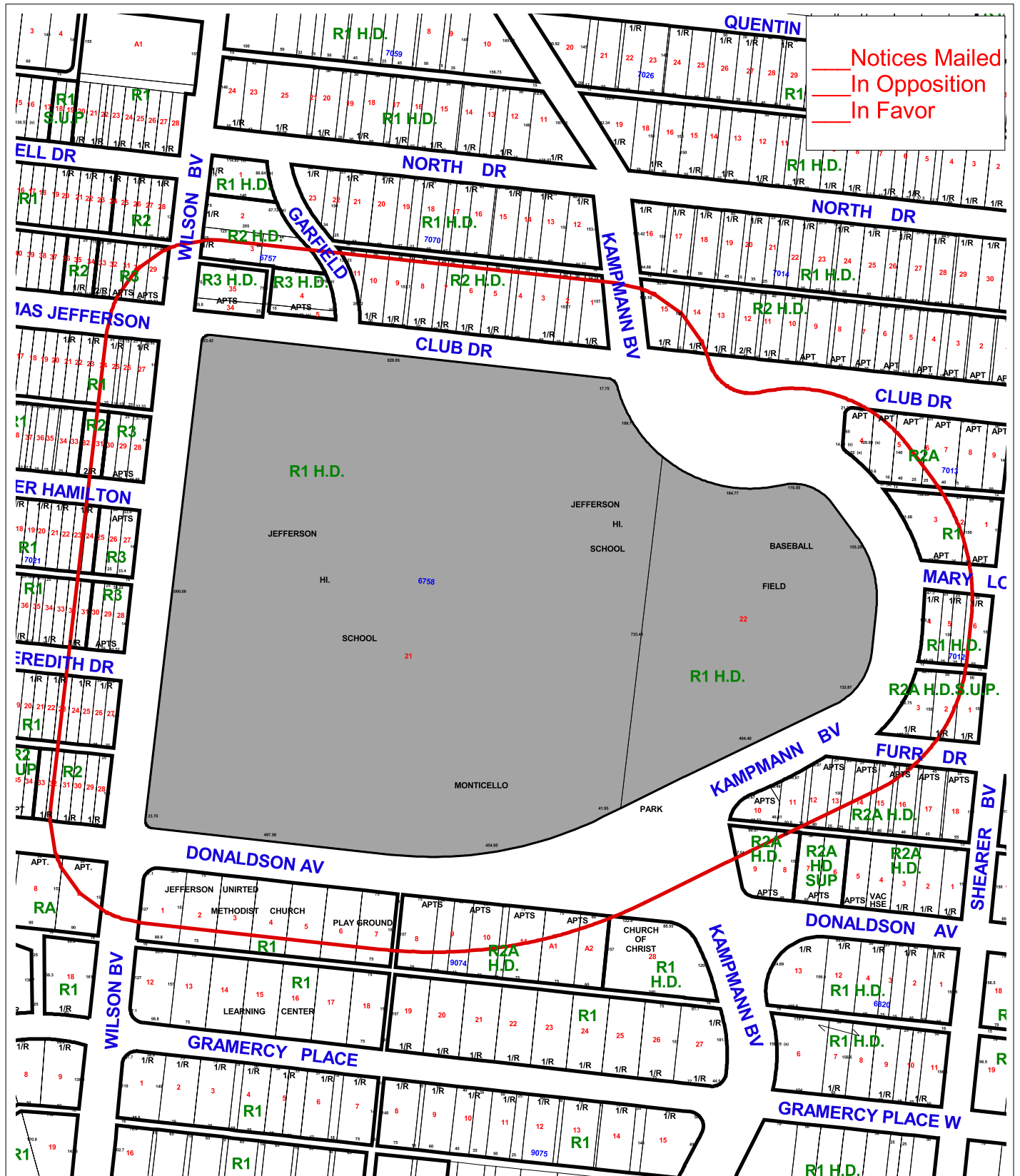
Proposal: Historical Exceptional Interior Landmark Status for Jefferson High School

Neighborhood Association: Jefferson Neighborhood Association, Monticello Park Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. Jefferson High School is a landmark in San Antonio and all possible tools should be applied to maintain the schools unique character.



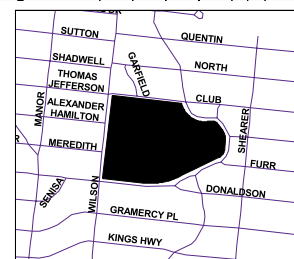
ZONING CASE: Z2002-001

City Council District NO. 7
 Requested Zoning Change
 From: "R-1H.D., "HE" TO "R-1" HE
 Date JAN. 15, 2002
 Scale: 1" = 275'

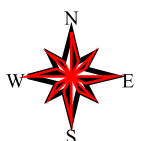
Subject Property

200' Notification

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T-20



CASE NO: Z2002002

Date: January 15, 2002

Council District: 3

Ferguson Map: 650 D8

Case Manager : John Jacks 207-7206

Applicant Name:

City of San Antonio - HPO (Ann Benson
McGlone)

Owner Name:

Capistrano Enterprises Inc.

Zoning Request: To designate Historic Significant

Property Location: Lot 45, NCB 9483

2914 Pleasanton Road

Property is located on Pleasanton Road south of Southwest Military Drive

Proposal: Historic Significant

Neighborhood Association: None

**Traffic Impact
Statement:** A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The structure meets the architectural and cultural criteria required for historic designation. On August 15, 2001 the Historic Design and Review Commission recommended a finding of Historic Significance for the property.

CASE NO: Z2002003

Date: January 15, 2002

Council District: 1

Ferguson Map: 616 D3

Case Manager : Brandon Ross 207-7442

Applicant Name:

City of San Antonio - HPO(Ann B. McGlone)

Owner Name:

Mike and Yolanda Hernandez

Zoning Request: To designate Historic Significant

Property Location: Lot: 3, Block 4, NCB 759

1108 N. Flores Street

East side of N. Flores Street, just north of Marshall

Proposal: Finding of Historic Significance

Neighborhood Association: Five Points Neighborhood Association / Five Points Community Plan

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The structure has been recognized by the city as historically significant. The property meets the designation criteria for landmarks, according to the Historic Preservation and Design Section of the 2001 UDC.



ZONING CASE: Z2002-003

City Council District NO. 1
 Requested Zoning Change
 From: "J" To: "J, HS"
 Date: JAN 15, 2002
 Scale: 1" = 200'

Subject Property
 200' Notification

C:JAN_15_2002



T- 20

CASE NO: Z2002004

Date: January 15, 2002

Council District: 8

Ferguson Map: 514 D7

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

American Tower Corporation

Owner Name:

American Tower Corporation

Zoning Request: From Temporary "R-1" Single Family Residence District to "C-3 S" Commercial District with a Specific Use Permit for a Wireless Communications Facility.

Property Location: Lot P-10C NCB 15825
5410 Pecan Springs Road

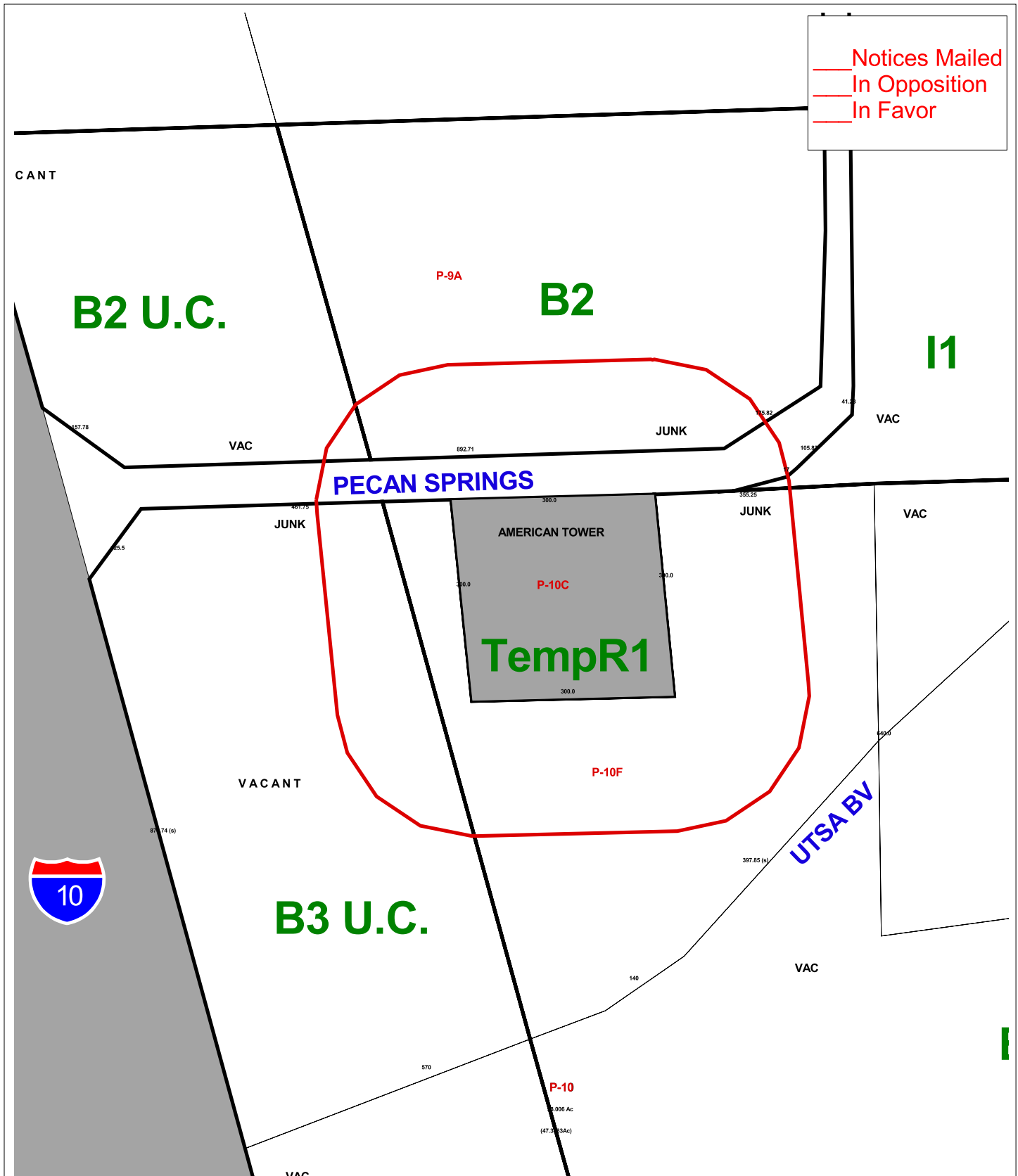
Proposal: Use as wireless communications facility and compatible with surrounding zoning designation.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is an existing wireless communications facility that is presently zoned Temporary "R-1". Property to the west, east and south is zoned "B-3", property to the north is zoned "B-2."

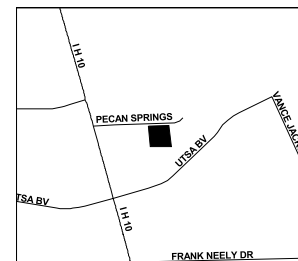


ZONING CASE: Z2002-004

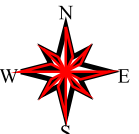
City Council District NO. 8
 Requested Zoning Change
 From: "TEMP R-1" TO "C-3"
 Date: JAN 15, 2002
 Scale: 1" = 200'



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T- 9



CASE NO: Z2002005

Date: January 15, 2002

Council District: 5

Ferguson Map: 615-F7

Case Manager : John Jacks 207-7206

Applicant Name:

R.R. "Rob" Burchfield

Owner Name:

Superior Tomato Avocado

Zoning Request: From "I1" Light Industry District and "L" Manufacturing District to "MF-25" Multi-Family District.

Property Location: Lot 1, 2, 3, 8, 9, 10, 11, and 12A, Block 39, NCB 3698

1700 South Hamilton Street

Property is located at the intersection of Ceralvo Street and South Hamilton Street

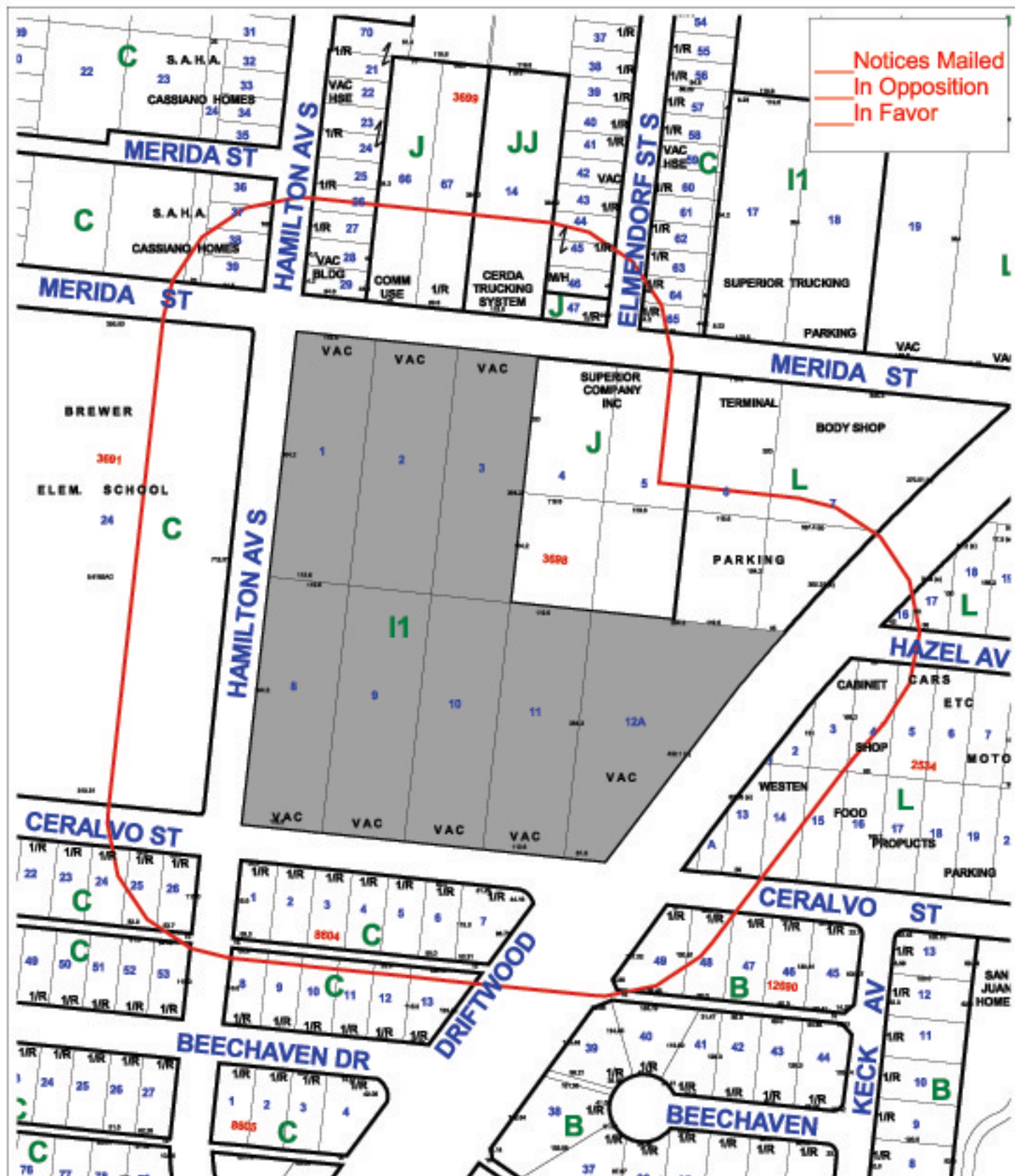
Proposal: Proposed multi-family dwellings

Neighborhood Association: Brady Gardens Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. "MF-25" is a substantial downzoning from the existing commercial and industrial zoning. "MF-25" provides for a transition between the single family dwellings to the west and the industrial uses to the east. Multi-family uses are consistent with the surrounding land uses and zoning. Residential development is encouraged within the inner city. The property is served by several bus routes.



ZONING CASE: Z2002-005

City Council District NO. 5
 Requested Zoning Change
 From: "I-1,J,L" To: "MF-25"
 Date: JAN 15, 2002
 Scale: 1" = 200'

C:JAN_15_2002



T-20



CASE NO: Z2002006

Date: January 15, 2002

Council District: 9

Ferguson Map: 583 B 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Amrit Kaur Khalsa

Owner Name:

Amrit Kaur Khalsa

Zoning Request: From "A" Single Family Residence District to "RM-5 C" Residential Mixed District with a conditional use for a yoga studio.

Property Location: West 72.64 ft. of the East 87.19 ft. of the South 268.5 ft. of lot 29, NCB 11880
1607 W. Lawndale Drive

Proposal: Operate a yoga studio

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is surrounded by "A" zoning to the west, north and east. "R-2" and "R-3" zoning is south of the subject property. A vacant lot is west of the subject property and an apartment complex is across the street. A single family home currently exists on the subject property and has a lot depth of 268.5' ft. "RM-5 C" would permit the requested yoga studio while maintaining the character of the neighborhood. The property is approximately 1 mile south of Runway 21, which is a primary runway for San Antonio International Airport. The Aviation Department does not oppose the development of a business in this area; this type of development meets the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150. Staff recommends the following conditions: A 6 foot screening fence shall be constructed along the north, east and west property lines. Studio hours shall be between 9:00 am to 7:00 pm. Parking shall be allowed only in the rear and side yard. Lighting shall be directional as to not offend the nearby residences.



CASE NO: Z2002007

Date: January 15, 2002

Council District: 8

Ferguson Map: 479 E2

Case Manager : Fred Kaiser 207-7942

Applicant Name:

James B. Manley

Owner Name:

James B. Manley

Zoning Request: From Temporary "R-1" UC-1 Single-Family Residence Urban Corridor District to "C-2 UC-1" Commercial Urban Corridor District.

Property Location: Lot P-34C, Blk 1, NCB 34732
23750 I.H.10 West
Southwest corner of I.H. 10 and Cielo Vista

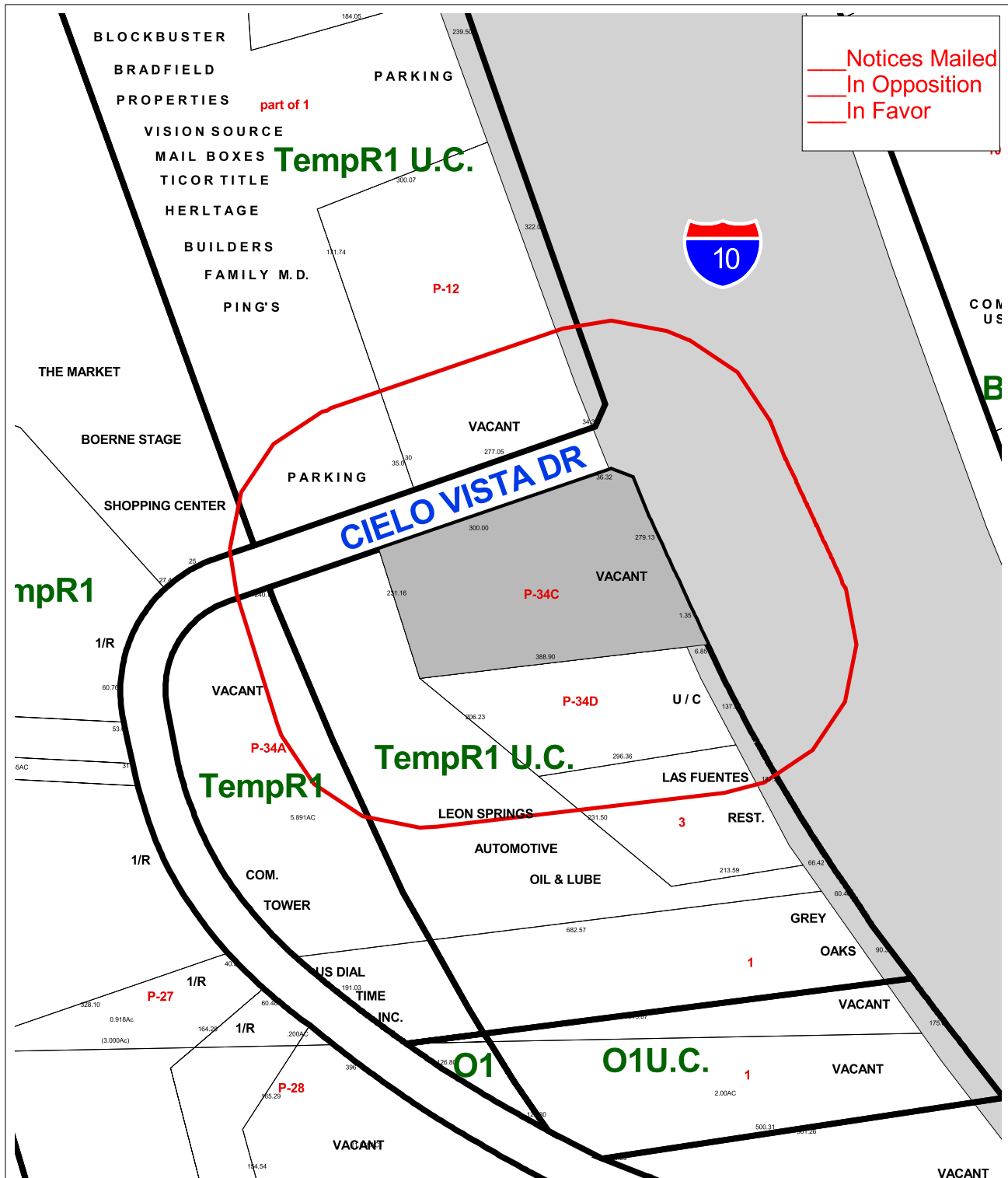
Proposal: For a Retail Shopping Center

Neighborhood Association:

Traffic Impact Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The property is located at the intersection of Cielo Vista (a collector street) and I.H. 10 West (a freeway). This general segment of Interstate 10 has been developing for commercial use.

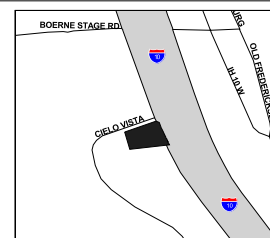


ZONING CASE: Z2002-007

City Council District NO. 8
 Requested Zoning Change
 From: "TEMP R-1" To: "C-2"
 Date: JAN 15, 2002
 Scale: 1" = 200"



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T- 8,1



CASE NO: Z2002010

Date: January 15, 2002

Council District: 2

Ferguson Map: 585 E2

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

National Convenience Stores, Inc.

Owner Name:

Gaumnitz, Inc.

Zoning Request: From Temporary "R-1" Single Family Residence District to "C-2" Commercial District.

Property Location: Lot: 100, NCB: 15894

7125 Gibbs Sprawl (FM 1976)

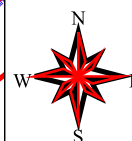
Proposal: To conform with existing use

Neighborhood Association: None

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is an existing convenience store with gas sales presently zoned Temporary "R-1." There is existing commercial development to the north and property to the west is zoned commercial. The subject property has frontage on Walzem Road and Gibbs Sprawl Road, two major throughfares.



CASE NO: Z2002011

Date: January 15, 2002

Council District: 4

Ferguson Map: 612 F 3

Case Manager : David Arciniega 207-5876

Applicant Name:

DFGG of Texas , Ltd.

Owner Name:

DFGG of Texas , Ltd.

Zoning Request: From "B-2" Business District and "O-1" Office District to "R-4" Residential Single Family District.

Property Location: P-3C, NCB 15850
Potranco Road & Hunt Lane

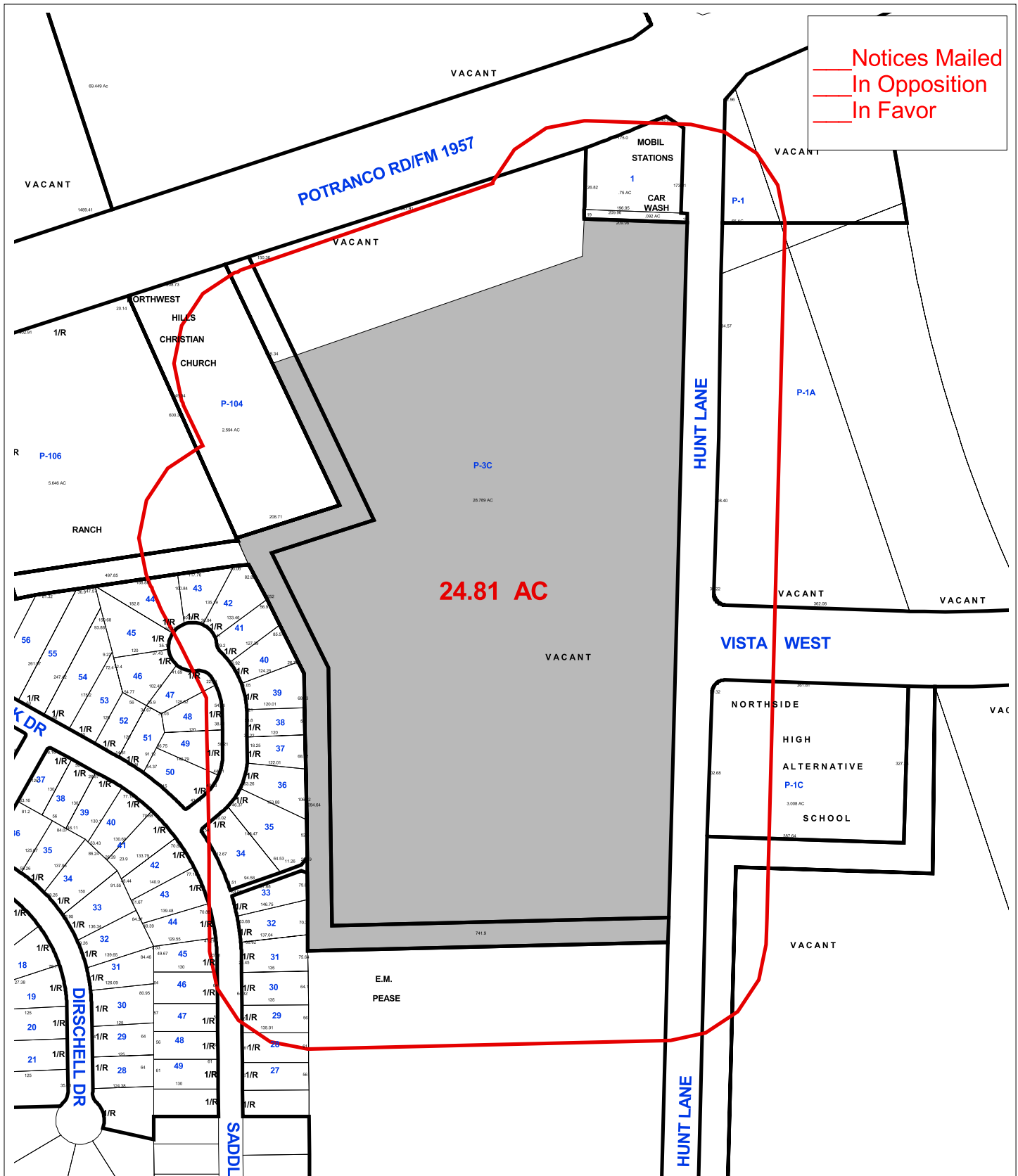
Proposal: Single family homes

Neighborhood Association: Heritage NA

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The proposed zoning of "R-4" would be a downzoning from "O-1" and "B-2" zoning ("B-2" zoning would allow multi-family dwellings with a maximum density of 33 units per acre). The subject property has 'R-1" zoning to the south and a developed subdivision to the west. Two schools are located east and south of the subject property. The proposed zoning is compatible with the adjacent developed subdivision to the west that is presently zoned "R-1".

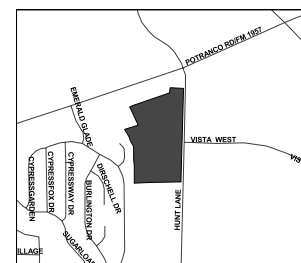


ZONING CASE: **Z2002-011**

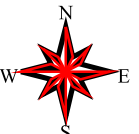
City Council District NO. 4
 Requested Zoning Change
 From: "B-2, O-1" To: "R-4"
 Date: JAN 15, 2002
 Scale: 1" = 200"



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T-15



CASE NO: Z2002013

Date: January 15, 2002

Council District: 7

Ferguson Map: 547 A8

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Paul Denham

Owner Name:

Leslie P. Busick, Trustee

Zoning Request: From "B-3" Business District and "B-2 NA" Business Non-Alcoholic Sales District to "R-5" Residential Single-Family District.

Property Location: 23.414 acres out of NCB 18300
Old Tezel Rd

Proposal: New Single-Family Residential Subdivision

Neighborhood Association: None

Traffic Impact Statement: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Staff Recommendation:

Approval. This site falls within the Northwest Community Plan. The Land Use Plan designates this area as residential (reference Land Use Map, page 3). "R-5" Residential Single-Family District is a downzoning from the more intensive "B-3" and "B-2 NA" Districts. Property to the south is zoned "R-1." "R-5" zoning is consistent with the residential development pattern of the area.

CASE NO: Z2002014

Date: January 15, 2002

Council District: 4

Ferguson Map:

Case Manager : Fred Kaiser 207-7942

Applicant Name:

City of San Antonio

Owner Name:

Manual R. and Ester Lopez

Zoning Request: From "B-3 NA" Business, Non-Alcoholic Sales District to "C-3" Commercial District.

Property Location: East 204.5 feet of Lot 1, Blk 6, NCB 8779

1605 Somerset Rd.

Southwest corner of Price Avenue and Somerset Road

Proposal: For a restaurant

Neighborhood Association:

Traffic Impact Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The existing zoning of the site is "B-3 NA" Business, Non-Alcoholic Sales The adjacent area is zoned "I-2" and has developed with commercial uses.

